

KROLL

COMMERCIAL REALTY L.L.C.

PROFESSIONAL OFFICE BUILDING FOR SALE OR LEASE

**GREAT EXPOSURE ON MAIN HIGHWAY ROUTE 18
APPROX. 5,000 SF TOTAL BUILDING + 5,000 SF BASEMENT
(AVAILABLE : 3,120 SF PROFESSIONAL OFFICE SPACE)
(OCCUPIED : 1,880 SF BY A PROFESSIONAL TENANT)**



- 3,120 SF can be occupied by a professional user, includes additional 3,120 SF in Lower Level (Basement) Partially finished + Storage.
- The remaining +/-1,880 SF is occupied by a long-standing engineering firm.
- Very visible pylon & awning sign from Route 18 - GREAT HIGHWAY EXPOSURE.
- 60,000+ cars pass this site daily.
- BRICK BUILDING w/ new LED lighting throughout.
- Lease the available vacant space
-OR-
- Purchase the building, occupy the vacant space, and receive rental income from the existing professional office.

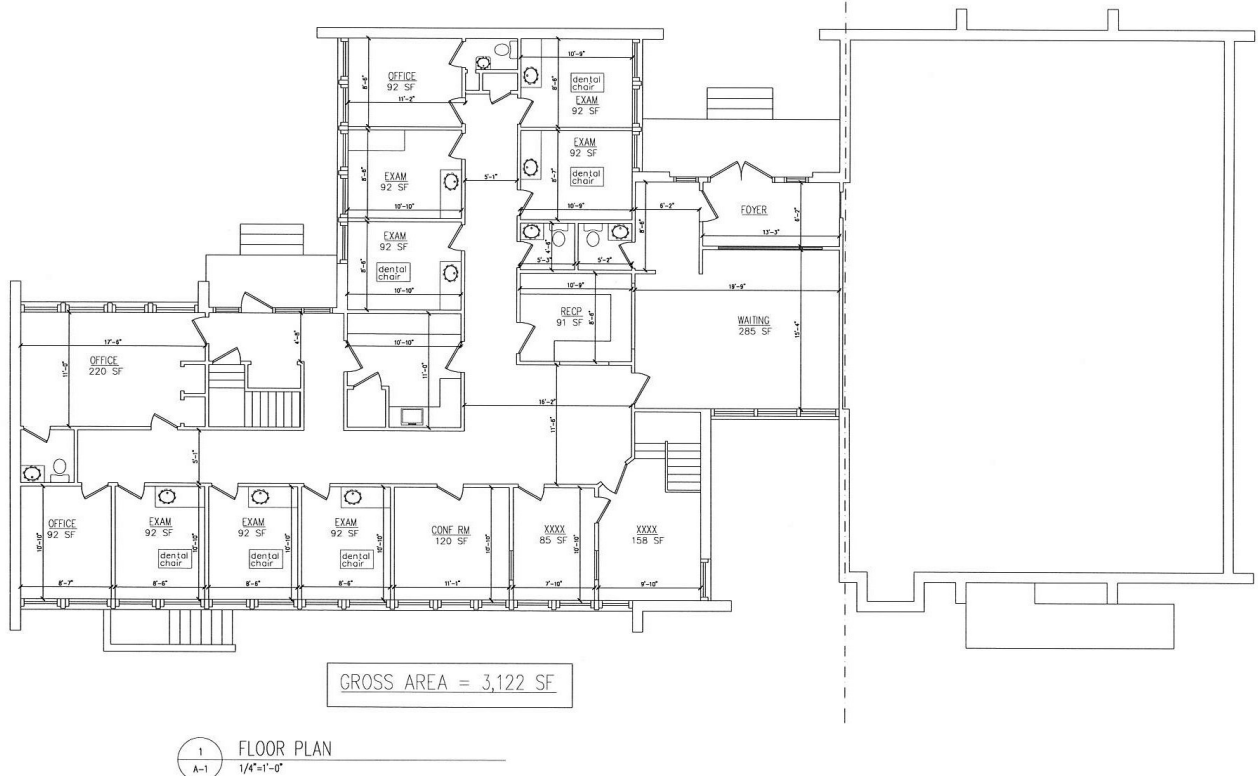


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All information furnished regarding property for sale, rental, or financing is from sources deemed reliable but no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or withdrawal without notice. Reference to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

AVAILABLE SPACE DETAILS

Available Space Floor Plan
(1st Floor)



UPPER LEVEL (Layout of Available Space)

- 10 Private Offices.
- Reception Area.
- Waiting Room.
- Two Entrances.
- 4 Bathrooms.
- Kitchenette.
- Conference Room.

LOWER LEVEL (Layout of Available Space)

- Kitchenette/Break Room.
- Bathroom.
- Additional Private Offices.
- Open Area.
- Large Storage Area.
- 3 Forms of Ingress and Egress, Including Outside Entrance and Parking Lot Access.

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Demographics for 30 Route 18, Old Bridge

	1 Mile	3 Miles	5 Miles
2019 Total Population: Adult	8,717	77,274	171,959
2019 Total Employees	220	2,803	6,393
2019 Household Income: Average	\$108,441	\$102,943	\$111,690



CALL FOR PRICING & APPOINTMENT

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All matters, including but not limited to; legal, tax, title, insurance, financial, should be discussed with a legitimate professional in the relevant field. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with the following, but not limited to; appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Kroll Commercial Realty, LLC in compliance with all applicable fair housing and equal opportunity laws.

Each party shall conduct its own independent investigation and due diligence.